

TRANSFER
TAX
PAID

WARRANTY DEED

42-175

Bhadrasingh Bansidhar and Mary Bansidhar of Chico, California,
for consideration paid, grant to Brent D. Williams and Lea A. (3)
Williams of Winslow, Maine, As joint tenants, with WARRANTY
COVENANTS, the land in ~~Waterville~~, County of Kennebec and State
of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land located in Waterville, Kennebec
County, Maine and bounded and described as follows to wit:

Beginning at a 1/4" steel pin found, marking the northeasterly
corner of lot 23, currently owned by Stephen J. Piascik as
recorded in Book 6908, Page 138 of the Kennebec Registry of
Deeds, and the northwesterly corner of lot 21 as shown on a plan
entitled "Barnet Avenue Addition, Phase II" as revised March 15,
1990 and recorded in Plan File E-90108 of the Kennebec County
Registry of Deeds, and the northwesterly corner of the herein
described parcel; thence South seventy-eight degrees four
minutes East (S 78° 04' E) along the southerly line of Barnet
Avenue for one hundred fifty-three and six tenths feet (153.6')
to a 1/4" steel pin found, marking the northwesterly corner of
land now or formerly of Bhadrasingh and Mary Bansidhar and
Terrance D. and Tracy B. Hawkins as recorded in Book 6908, Page
55 of the Kennebec Registry of Deeds, and the northeasterly
corner of the herein described parcel; thence South eleven
degrees fifty-six minutes West (S 11° 56' W) along the westerly
line of land now or formerly of Bansidhar and the easterly line
of the herein described parcel for one hundred thirty-nine and
five tenths feet (139.5') to a 1/4" steel pin set with surveyor's
identification cap, marking the southwesterly corner of
Bansidhar; thence North seventy-seven degrees thirty-one minutes
West (N 77° 31' W) along the northerly end of Brigham Street (a
road not constructed at this time) and the easterly line of the
herein described parcel for twenty-five and zero tenths (25.0')
to a 1/4" steel pin found, marking the southeasterly corner of lot
21. This steel pin also marks the northeasterly corner of lot
184 on a plan entitled "Cool Street Heights" as recorded in Plan
Book 8, Page 72; thence South eleven degrees fifty-six minutes
West (S 11° 56' W) along the westerly line of Brigham Street and
the easterly line of lot 184 of "Cool Street Heights" and the
easterly line of the herein described parcel for fifty-nine and
one tenth feet (59.1') to a 1/4" steel pin set, marking the
southeasterly corner of lot 184 and marking the intersection of
the westerly line of Brigham Street and the northerly line of
Hughey Street (not constructed at this time); thence North
seventy-seven degrees eighteen minutes West (N 77° 18' W) along
the northerly line of Hughey Street and the southerly line of
lot 184 of "Cool Street Heights" and the southerly line of lot
444 on a plan entitled "Cool Street Heights Annex" as recorded
in Plan Book 8, Page 73 of the Kennebec Registry of Deeds, and
the southerly line of the herein described parcel for one
hundred thirty and six tenths feet (130.6') to a 1/4" steel pin
set, marking the southwesterly corner of the herein described
parcel; thence North twelve degrees twenty-nine minutes East (N
12° 29' E) across lot 444 and along land now or formerly owned by

Stephen J. Piascik as recorded in Book 6908, Page 138 of the Kennebec Registry of Deeds and the westerly line of the herein described parcel for fifty-eight and five tenths feet (58.5') to a 3/4" steel pin found, marking the southeasterly corner of lot 23 of "Barnet Avenue Addition, Phase II". Lot 23 is currently owned by Stephen J. Piascik as recorded in Book 6908, Page 138 of the Kennebec Registry of Deeds; thence North twelve degrees twenty-nine minutes East (N 12° 29' E) along the easterly line of land now or formerly of Piascik, which is the easterly line of lot 23 and the westerly line of the herein described parcel, which is the westerly line of lot 21, for one hundred thirty-eight and zero tenths feet (138.0') to a 3/4" steel pin found at the point of beginning.

Reserving two easements through the above described parcel granted by Lester T. Jolovitz. One easement is thirty feet wide, twenty-five feet of which is contained within the subject parcel, for the benefit of the Kennebec Water District. This easement is located along the easterly line of the herein described parcel located between Barnet Avenue and the northerly end of Brigham Street. (That portion of Brigham Street extending northerly from the southerly line of "Barnet Avenue Addition, Phase II" lots has been vacated by the City of Waterville.) The second easement is fifteen feet wide as shown on the plan referenced above, and is for the benefit of the Waterville Sewerage District. There is presently a storm drain located within this easement.

The herein described parcel contains twenty-nine thousand seventy-two square feet (29,072 Sq. Ft.) more or less and is a portion of the premises conveyed to Lester T. Jolovitz by Green Acres, Inc. as recorded in Book 1694, Page 310, and a portion of the premises conveyed to Lester T. Jolovitz by Roland J. and Rose F. Lachance, as recorded in Book 4539, Page 126 of the Kennebec Registry of Deeds.

Bearings used in this description have been rotated to match those found on the "Barnet Avenue Addition, Phase II" plan referenced above. Distances are from a May 2002 standard boundary survey for Lester T. Jolovitz by Rowe & Wendell Surveying.

This conveyance is subject, however, to the following restrictions, which will be binding upon the said grantees and all persons claiming or holding under said grantees:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than One Hundred Thousand Dollars (\$100,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.

Received Kennebec SS.
05/19/2008 8:18AM
Pages 3 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS

3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.
6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

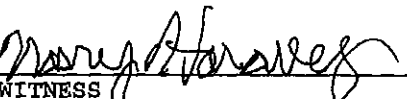
The grantors herein do not hold themselves responsible for enforcement of the aforementioned restrictions.

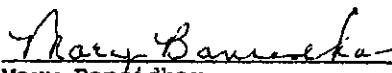
Being the same premises conveyed by Lester T. Jolovitz to Bhadrasine Bansidhar and Mary Bansidhar by deed dated September 4, 2002 and recorded in the Kennebec County Registry of Deeds in Book 7049, Page 61.

WITNESS our hands and seals on May 14, 2008.


WITNESS


Bhadrasine Bansidhar

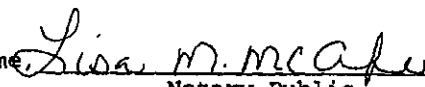

WITNESS


Mary Bansidhar

THE STATE OF CALIFORNIA
Butte County, ss.

May 14, 2008

Then personally appeared the above named Bhadrasine Bansidhar and Mary Bansidhar and acknowledged the foregoing instrument to be their free act and deed.

Before me 
Notary Public

